

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION**

In the Matter of:

LASHAUNDA RENEE STEVENS

Debtor

In Bankruptcy:

Case No. 19-41974-mar
Chapter 7
Hon. Mark A. Randon

**SUPPLEMENTARY EXHIBIT IN SUPPORT OF
TRUSTEE'S OBJECTION TO MOTION TO CONVERT**

Wendy Turner Lewis, Trustee, by and through her attorneys, Clayson, Schneider & Miller, P.C., hereby submits the attached Comparative Market Analysis in support of her Objection to Debtor's Motion to Convert from Chapter 7 to Chapter 13 (Docket # 44).

Respectfully submitted,

CLAYSON, SCHNEIDER & MILLER P.C.

Dated: July 16, 2018

/s/ David P. Miller, attorney
David P. Miller (P-79911)
645 Griswold, Suite 3900
Detroit, MI 48226
(313) 237-0850 ext. 113
david@detlegal.com

PROPERTY REPORT

16858 Avon Ave, Detroit, MI 48219



Presented by

Bill Swanson | REALTOR®

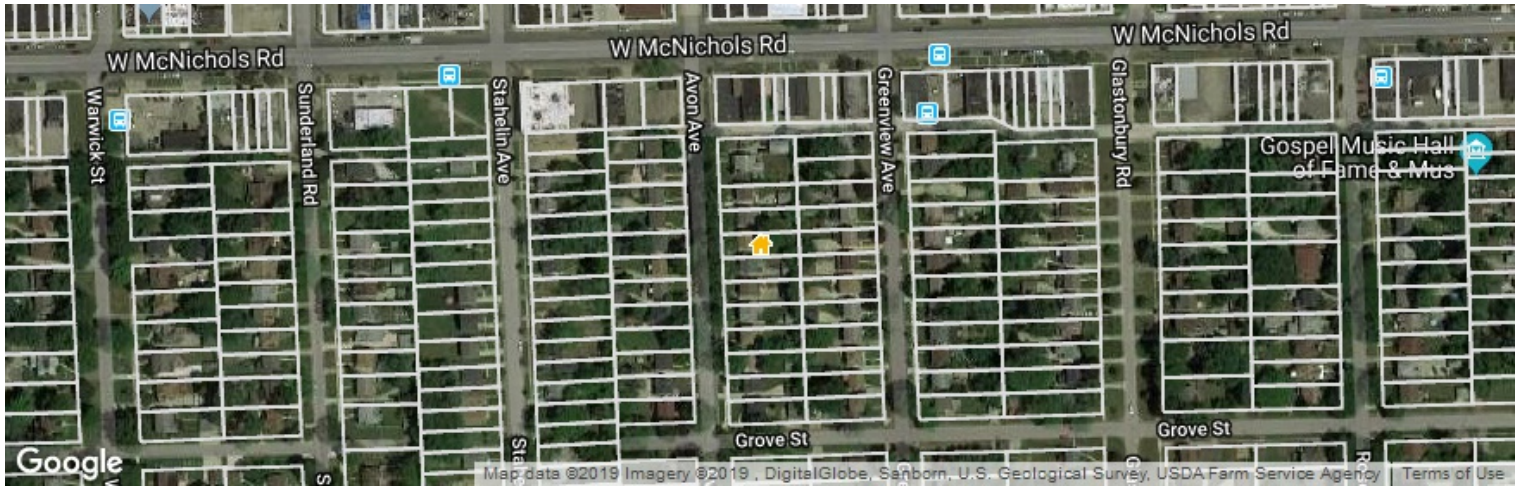
Michigan Real Estate License: 6501381221

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Oconnor Realty
2122 Michigan Ave
Detroit, MI 48216

Comparative Market Analysis- Client David Miller

16858 Avon Ave, Detroit, MI 48219



Legend:  Subject Property

OFF MARKET

• Sold Date: 5/11/2015
• Public Record

Current Estimated Value ^{*}
\$144,120

Last RVM® Update: 7/2/2019

RVM® Est. Range: \$126,826 – \$161,414

RVM® Confidence: ★★★★★

*Current Estimated Value is the based on our programs algorithm
** Comp Analysis is based on Agent evaluation of the comps

Comp Analysis ^{**}

\$158,183

Last Edited: 7/16/2019

\$96 Price per Sq. Ft.

Your Comp Analysis Range

\$135,894 – \$182,650

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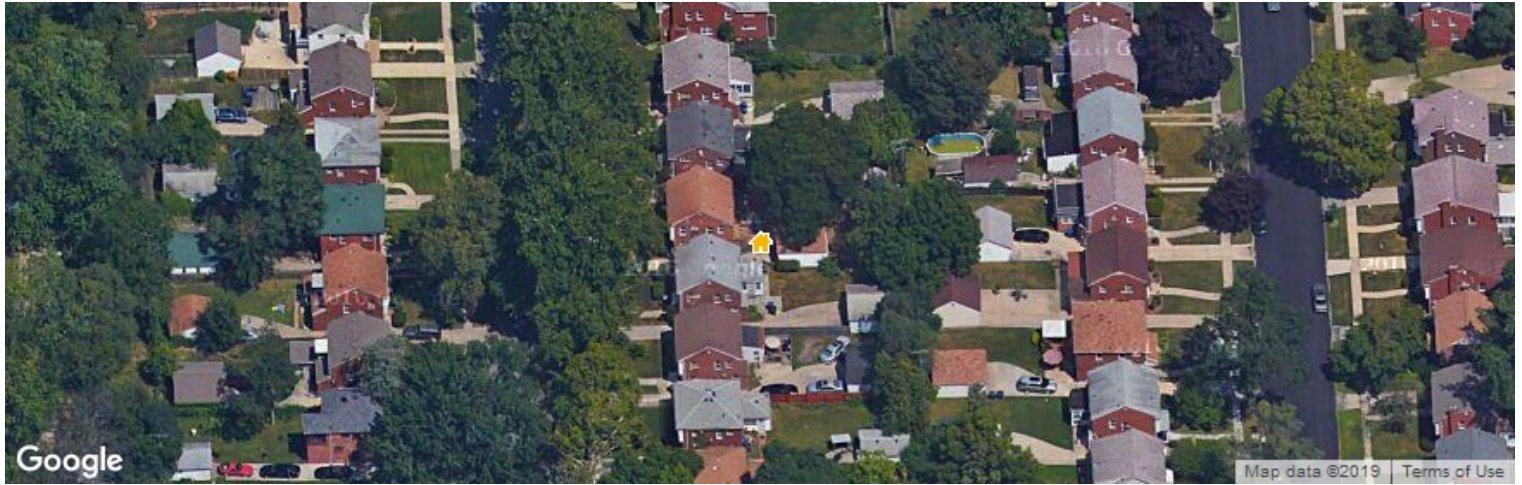
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	-	-
Property Subtype	Single Family	-	-
Bedrooms	-	-	3
Total Baths	2	-	-
Full Baths	1	-	-
Partial Baths	1	-	-
Living Area (sq ft)	1,641	-	-
Lot Size	5,184 sq ft	-	-
Lot Dimensions	5184 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	-	-
Year Built	1947	-	-
Heating	Forced air unit	-	-
Cooling	Yes	-	-
Fireplaces	1	-	-
Basement	B	-	-
Foundation	Concrete	-	-
Construction	Brick	-	-
Exterior Walls	Brick	-	-
Number of Stories	2 story with basement	-	-

Homeowner Facts

Owner Name (Public)	Stevens, Lashaunda
Mailing Address	16858 Avon Ave Detroit MI 48219
Owner Occupied	Yes

Extended Home Facts



Legend: 🏠 Subject Property

Interior Details

Number of Plumbing Fixtures	005
Base Area	682 sq ft
Lower/Basement	512 sq ft
Garage	280 sq ft
Porch - Open	40 sq ft

Exterior Details

Lot Size - Square Feet	5184 sq ft
Lot Size - Frontage Feet	444.0 sq ft
Lot Size - Depth Feet	130.0 sq ft
Lot Size - Acres	0.119 ac

Location Details

Walkability Score (out of 5) Overall: 2.4 | Amenity: 2.4 | Leisure: 2.4

Other Details

Building Quality C

Historical Photos



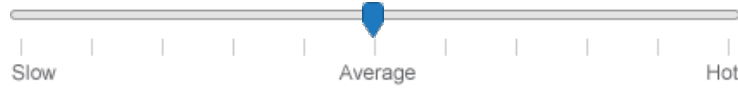


Refined Value

Original Estimated Value	See page 2 of report for details	\$144,120
Home Facts	See Home Facts for details	\$0
Home Improvements	See Home Improvements for details	\$0
Needed Improvements	See Needed Improvements for details	\$0
Market Conditions	See Market Conditions for details	-\$5,241
Changes to Estimated Value based on all refinements		\$138,879
		-\$5,241

Refined Value: Market Conditions

Local Market Conditions



\$0

Home Exterior Condition (relative to other properties)



-\$2,620

Home Interior Condition (relative to other properties)



-\$2,620

Lot Size (relative to other properties)



\$0

View (relative to other properties)



\$0

Privacy (relative to other properties)



\$0

Changes to Estimated Value based on market conditions **-\$5,241**

Comparative Analysis

1

Confirm the Property Facts

Your realtor confirmed the property facts for this property so they could be used in selecting homes.



2

Average of Comps

Comps form the foundation of this analysis. Your agent has selected key comps for you to review.

\$158,183

Range: \$135,894 – \$182,650
(or \$96 per sq. ft.)

3

Adjustments

Your agent has some insight into how your home relates to these comps that have adjusted the result.

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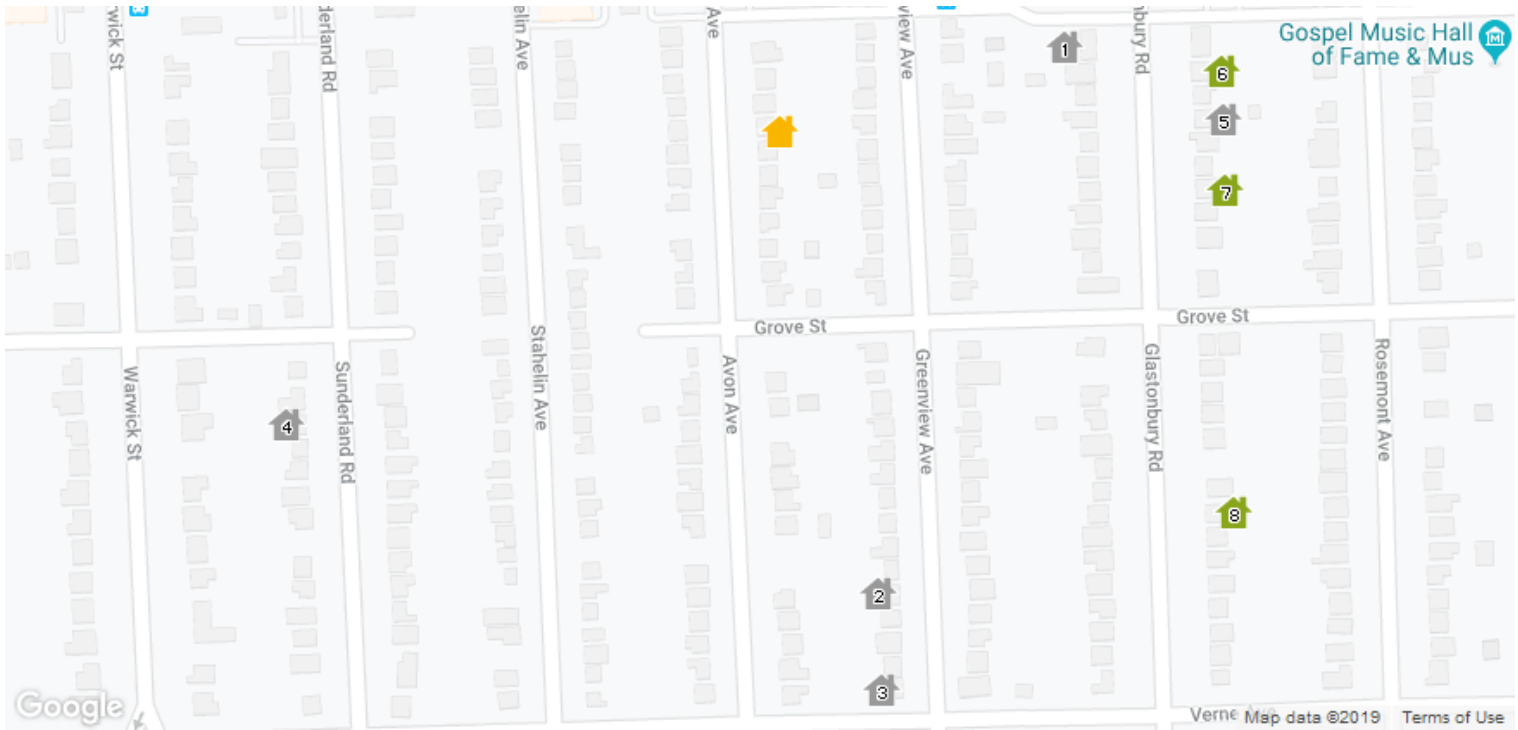
4







Adjusted Value

\$158,183

Range: \$135,894 – \$182,650
(or \$96 per sq. ft.)
Last Updated: 7/16/2019

Comps and Adjustments






LEGEND:  Subject Property  Pending  For Sale or For Lease  Distressed  Recent Sale  Off Market

This Property









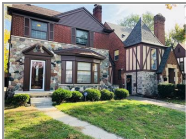



 OFF MARKET	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
16858 Avon Ave Detroit, MI 48219	—	—	—	—	\$88	1,641 sq ft	5,184 sq ft	3	2	1947

Recently Sold

	Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
 RECENTLY SOLD	16878 Glastonbury Rd Detroit, MI 48219	.14 Mi. E	183 days	6/10/2019 Sold Date	\$156,100 Sold Price	\$108	1,452 sq ft	6,098 sq ft	3	2	1949	Same ➔
 RECENTLY SOLD	16834 Glastonbury Rd Detroit, MI 48219	.14 Mi. E	94 days	7/1/2019 Sold Date	\$159,900 Sold Price	\$89	1,800 sq ft	6,098 sq ft	3	2	1928	Same ➔
 RECENTLY SOLD	16740 Glastonbury Rd Detroit, MI 48219	.19 Mi. SE	35 days	7/5/2019 Sold Date	\$147,000 Sold Price	\$89	1,644 sq ft	6,098 sq ft	3	2	1945	Same ➔

Properties Off Market

	Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
	 16887 Glastonbury Rd Detroit, MI 48219	.09 Mi. E	60 days	1/7/2019 Sold Date	\$128,000 Sold Price	\$111	1,150 sq ft	0.25 acres	3	2	1937	Same ➔
	 16723 Greenview Ave Detroit, MI 48219	.15 Mi. S	39 days	11/30/2018 Sold Date	\$115,900 Sold Price	\$84	1,383 sq ft	5,227 sq ft	3	2	1940	Same ➔
	 16701 Greenview Ave Detroit, MI 48219	.18 Mi. S	236 days	4/3/2019 Sold Date	\$119,000 Sold Price	\$83	1,437 sq ft	5,662 sq ft	3	1	1941	Same ➔
	 16769 Sunderland Rd Detroit, MI 48219	.18 Mi. SW	133 days	4/2/2019 Sold Date	\$157,000 Sold Price	\$107	1,472 sq ft	4,791 sq ft	3	2	1935	Same ➔
	 16860 Glastonbury Rd Detroit, MI 48219	.14 Mi. E	106 days	2/8/2019 Sold Date	\$147,500 Sold Price	\$101	1,463 sq ft	6,098 sq ft	3	2	1939	Same ➔

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

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